

Just Listed!!!

Prime Branson Hwy. 76

1.41 Acres +/- Commercial-Zoned

3,600 sq/ft Building

Sale Price \$1,250,000.00



1116 W. State Hwy. 76, Branson, MO

Location Location Location... This 1.41 acre offering is situated in the heart of Branson's Famous Hwy. 76 Strip, just minutes from Branson Landing, the Hilton Convention Center, and the theater district. Venue is currently operated as a coin shop. The building also includes numerous offices, conference room, and a large outdoor deck area. The Missouri Department of Transportation statistics show an average of 20,000 vehicles per day pass by this location. Could be converted to full service restaurant, go-kart track, mini-putt...see your business here!

- High Traffic Count
- 1.41 +/- Acres
- 282 Ft. Frontage
- Great Visibility
- Easy Access
- MLS #60224630
- Price \$1,250,000.

Property Offered By:


Chris Vinton



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VINTON
COMMERCIAL REALTY


	60224630	Commercial-All Types	Retail	Active
	County: Taney Aprx Lot Size (Acres): 1.41 Aprx Year Built: 1982 Build to Suit: No Infill Allowance: No Lake/River: None Agreement Type: Exclusive Right To Sell Sign on Property: Yes Parent/Child: None Garage/Carpport: No	List Price: \$1,250,000 List Price/SqFt: 347.22 Lot Dimensions: 240 x 280 IRR SqFt - Total: 3,600 Section: 32 Township: 23 Range: 21 Inside City Limits: Yes Build to Suit: No Construction Status: Existing Foreclosure/Short Sale: No Historical District: No Historical District Comments: None		

Directions: From Hwy. 65 go west on Highway 76 just 1/2 mile to property on the left (south side of Hwy. 76)

Legal Description: S 265' PL 10 S2 SW4; E OF HWY 76; CITY OF BRANSON. LEGAL ON TITLE SHALL GOVERN

Marketing Remarks: Location, Location. This 1.41 acre offering is situated in the heart of Branson's Famous Hwy. 76 Strip just minutes from Branson Landing, the Hilton Convention Center, and the theater district. Property is currently operated as a coin shop. The building also includes numerous offices, conference room and a large outdoor deck area. Could be converted to full service restaurant, go-kart track, you name it!

Details		Dock Information	Tax & Legal
How to Show: Call Listing Agent; Call Listing Office County: Taney View: City; Mountain Utilities Available: Electric; Public Sewer; Public Water Business Type: Retail	Parking: 20+ Spaces; Paved Parking Ratio: 20 Heating: Electric Cooling: Central Restrooms: 2 View: No Waterfront/View: None		Property Manager: N/A Zoning: Commercial Real Estate Tax: 5,577.35 RE Tax Provided By: Assessor Records Tax ID: 08-9.0-32-003-021-006.000 2021 Sub Lease: No Transaction Type: Sale Listing Info: Commission Buyer Agy: 3; Commission Buyer Agy Type: %; Commission Sub Agy: 0; Commission Sub Agy Type: %; Commission Trans Brkr: 3; Commission Trans Brkr Type: %

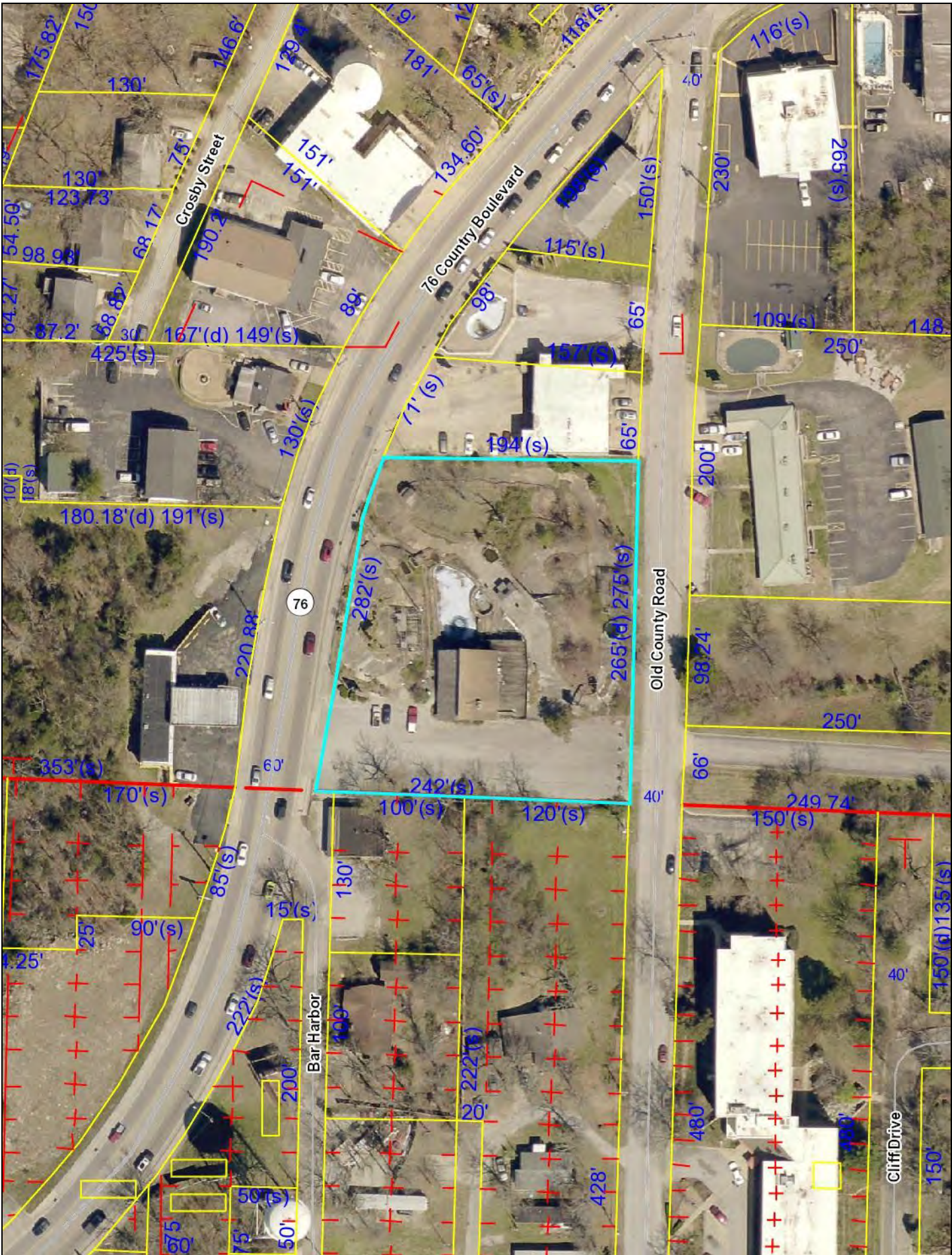
	Presented by Christopher Vinton Vinton Commercial Realty 1017 W. Main Hwy 76 Branson, MO 65616 Office Phone: 417-334-9400 Agent Phone: 417-861-6314 chris@vintonrealty.com http://www.VintonRealty.com 2003020919	Property Sub-Type: Retail Sign on Property: Yes Commission Buyer Agy: Commission Buyer Agy: 3% Commission Sub Agy: 0% Commission Trans Brkr: 3%	Begin Date: 08/01/2022
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For more information contact Vinton Commercial Realty 417.334.9400 chris@ivalve.net www.VintonRealty.com

* Disclaimer: Information has been obtained from a third party source and Vinton Commercial Realty accepts no responsibility for its accuracy.



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